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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS that the Waterville Lodge, Benevolent and Protective Order of Elks, #905, of Waterville, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Gerald L. Vigue and Bethany E. Vigue of Waterville, County of Kennebec and State of Maine the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Gerald L. Vigue and Bethany E. Vigue, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain parcel of land situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Parcel #1. A certain lot or parcel of land situated in said Waterville on the Northerly side of Appleton Street, bounded and described as follows, to wit: Commencing at the Southeast corner of homestead lot now or formerly of Edith S. Haines on the corner of said Appleton Street and Main Street; thence Easterly on said Appleton Street, seventy-seven and sixty-six one hundredths (77.66) feet; thence Northeasterly along the Westerly line of premises now or formerly occupied by Frank Smith and the Hathaway Company one hundred and twenty (120) feet; thence Westerly one hundred and twenty-two and five tenths (122.5) feet to a point in the Easterly line of said Edith S. Haines homestead lot which is one hundred and twenty-three and five tenths (123.5) feet Northerly from said Appleton Street; thence Southerly along the Easterly line of said Edith S. Haines homestead lot one hundred and twenty-three and five tenths (123.5) feet to the point begun at in Appleton Street;

Excepting and reserving to the said Edith S. Haines, her heirs and assigns the right to lay and maintain over and across the premises hereby conveyed to Appleton Street a sewer for the benefit of building erected or to be erected on other land Northerly of the aforementioned premises owned by Edith S. Haines on July 17, 1908.

Being the same premises conveyed to Waterville Lodge, Benevolent and Protective Order of Elks, #905, by deed of John E. Nelson dated March 31, 1913 and recorded at the Kennebec County Registry of Deeds in Book 514, Page 554.

Parcel #2. A certain lot or parcel of land situated in said Waterville, bounded and describes as follows, to wit: Beginning on the Northerly side of Appleton Street, at the Southwest corner of land formerly of the Hathaway Shirt Factory; thence Easterly on said Appleton Street forty-one (41) feet to a stone post; thence Northerly parallel with the Westerly line of said Shirt Factory lot one hundred (100) feet; thence Westerly parallel with Appleton Street forty-one (41) feet; thence Southerly on the Westerly line of said lot one hundred (100) feet to the point begun at.

Also, another certain lot or parcel of land, situated in said Waterville and bounded and described as follows:

Beginning at a stone post set in the sidewalk on the Northerly side of Appleton Street at the Southeast corner of land conveyed to Frank W. Smith by Octavia M. Leighton on July 10, 1894 and recorded in Kennebec Registry of Deeds, Book 403, Page 324; thence Easterly along Appleton Street about forty-five and one-half (45½) feet to a point thirteen and one-half (13½) feet Westerly of a stone post set in the ground at the Southwest corner of land formerly of Jesse Stinson; thence Northerly one hundred (100) feet on a line that is thirteen and one half (13½) feet Westerly of the Stinson land; thence Westerly about forty-five and one-half (45½) feet to the Northeast corner of the lot above mentioned as having been conveyed to Smith by Leighton; thence Southerly along the Easterly line of the lot conveyed to Smith by Leighton to the stone post first mentioned.

Together with a right of way over the strip of land ten (10) feet in width next Northerly of the lot herein above conveyed and next Northerly of the lot conveyed by said Leighton to said Smith on July 10, 1894, and also together with a right of way thirteen and one-half (13½) feet wide in common over a strip of land next Easterly of the lot herein conveyed from Appleton Street Northerly one hundred ten (110) feet.

Being the same premises conveyed to Waterville Lodge, Benevolent and Protective Order of Elks, #905, by deed of Muriel R. Ragsdale dated December 10, 1976 and recorded at the Kennebec County Registry of Deeds in Book 1964, Page 101.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Gerald L. Vigue and Bethany E. Vigue, as joint tenants and not a tenants in common, their heirs and assigns forever, to them and their use and behoof forever.

AND Waterville Lodge, Benevolent and Protective Order of Elks, #905, does covenant with the said Grantees, their heirs and assigns that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey to the said Grantees to hold as aforesaid; and that it and its assigns shall and will warrant and defend the same to the said Gerald L. Vigue and Bethany E. Vigue, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the undersigned authorized agents of said Waterville Lodge, Benevolent and Protective Order of Elks, #905, joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 31st day of March, A.D. 2000.

Signed, Sealed and Delivered
in the presence of

[Handwritten signatures of seven individuals]

[Signature]
Carlton W. Fecteau, Exalted Ruler

[Signature]
David Melancon, Sr., Secretary

[Signature]
Donald Maillet

[Signature]
Michael Hanley

[Signature]
Randolph Gerry

[Signature]
Steven Gagnon

[Signature]
Daniel Hubert

State of Maine
Kennebec, ss

March 31, 2000

Then personally appeared the above-named Carlton W. Fecteau, David Melancon, Donald Maillet, Michael Hanley, Randolph Gerry, Steven Gagnon, and ~~Daniel Hubert~~, authorized agents of the Waterville Lodge, Benevolent and Protective Order of Elks, #905, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law

RECEIVED KENNEBEC SS.

2000 APR -6 PM 1:08

ATTEST: *[Signature]*
REGISTER OF DEEDS

J. Scott Ladd, Notary Public
State of Maine
My Commission Expires 10/09/2003

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